

City Heights Area Planning Committee
Minutes for October 5, 2020

1. Chair Russ Connelly called the meeting to order at 6:33 PM. Rosa Calvario, Maria Cortez, Jim Varnadore, Edwin Lohr, Ana Gonzalez, Brian Green-Carson, Roddy Jerome, Wendy Miller, David Nelson, Denisse Lopez, Blair Overstreet, Scott Paquette, Michael Rossler, Andrew Benavides, Patty Vaccariello, Randy Torres-Van Vleck and Russ Connelly were present. Absent were Jake Banfield-Weir, Francisco Garcia, Vanessa Erickson, and Dhaha Nur. The chair notified the audience about the voluntary sign-in sheet and eligibility for the next election.
2. Corrections to the Minutes of August 3, 2020: Minutes were accepted as presented.
3. Agenda was adopted unanimously.
4. Stopher Vallejo and Jasmine Mallen from Council Member Georgette Gomez's office provided updates. Jayme Anderson from County Supervisor Nathan Fletcher's office introduced herself and gave updates.
5. Off-agenda public comment: David Nelson, Kathleen Lippitt and William Perno commented.

6. Business Agenda:

6.1. **Appointment to fill vacancy – Youth 2021 seat:** No one stepped forward. Tabled until a future meeting.

6.2. **632005 Fairmount Avenue SDP / TM** – Kent Coston presented the project of three homes adjacent to environmental sensitive lands at 1970 Fairmount Avenue. Questions from the committee and community: driveway proximity to nearby bus stop, driveway easements for current project and future properties to be developed by another owner, request for street trees along Fairmount Avenue and ingress/egress onto Fairmount from the property. After discussion, David motioned and Maria seconded to recommend approval of the Site development Permit and Tentative Map. Motion passed 16-0-0 with the chair not voting.

6.3 **Wakeland/Union Bank Apartments – Ministerial Review** – The chair told the Committee that this project was subject to ministerial review and was being brought before the committee as a courtesy at the insistence of the San Diego Housing Commission. Kim Durand, Diego Velasco & Peter Armstrong of Wakeland Development showed a power point overview of their company and the project on University at 44th street. Questions from the committee included emergency exit counts, bedroom counts in each unit, how to apply for the units, request for public art, parking count and concerns about the developer regarding past projects. The chair entertained a motion to comment on the project. None was offered.

6.4 **Complete Communities – Committee Response** The Chair began with a history from past meetings of both the CHAPC and the Central Planners Committee about the background of the subject: Specifically that it was requested that someone from the City come to the Committee and explain why we weren't included in the planning process and what changes have been made since the background materials were posted to the City website. City Planning Staff have not responded. The Mayor's office was also requested to answer the questions our committee asked but Mayor's staff did not respond. David Nelson, Brian Green-Carson, Patty Vaccariello commented. Committee requested the Chair draft a response letter focusing on: if zoning changes will be done to accomplish Complete Communities without community input, then the committee must oppose the measure. Also requested was clarifications on transitional zones. Another point in the letter is to find out how Community Planning Groups are to respond to this program if they do not have all the available information. The overall feeling by the committee was to suggest the Planning Department, City Council and Mayor's office wait until the elections are over when

new Council Members and Mayor are able to review the provisions of the plan and solicit proper community input, especially in light of COVID-19 and the inability to participate in the input process. Russ stated that he will draft the letter of response and circulate it to the members of the committee for additions or clarifications before submittal.

7. Chair's report: Reviewed subjects discussed at the September 22nd CPC meeting: request for revising the project noticing requirements, possible Street Vending Ordinance and formation of a CPC subcommittee regarding Housing Policy. Russ notified the group that the Fairmount Avenue Fire Station project had been determined to not need a SDP and will not come to the CHAPC for formal vote. At the project manager's request, the applicant will attend a future CHAPC meeting to inform the community of the actions that are ongoing. It was noted that the Public Art Element and the Environmental Review Determination will be able to be commented on by the entire community and will not be brought to the CHAPC. Also mentioned was a request made to the Planning Department to clarify 2021 election guidelines and that CHAPC bylaws would be reviewed for any possible revisions before the next election takes place.

8. Board Comment – Questions and Answers: Randy Torres-Van Vleck, Rosa Calvario David Nelson and Maria Cortez provided comments.

9. Meeting adjourned at 8:47 pm. The Committee will reconvene on Monday November 2, 2020, 6:30 PM. Details and agenda to be posted separately.